

ATTACHMENT J10

Sagamore Hill Air Weather Services Facility Water Distribution System

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J10 Sagamore Hill Air Weather Services Facility Water Distribution System

J10.1 Sagamore Hill Air Weather Services Facility Overview

The Sagamore Hill Air Weather Services Facility is located near the Town of Hamilton, 30 miles northeast of Hanscom AFB. This facility processes satellite weather data. It consists of two main buildings and currently has a staff of nine.

J10.2 Water Distribution System Description

J10.2.1 Water Distribution System Fixed Equipment Inventory

The Sagamore Hill Air Weather Services Facility water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- None

J10.2.1.1 Description

The Town of Hamilton supplies potable water to the Sagamore Hill Air Weather Services Facility from a Town main located near the gate. A Town water meter located at the main building meters water consumption. Water consumption is estimated to be less than 250 gallons per day (gpd). There are no plans for expansion or changes that would impact the system.

J10.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Sagamore Hill Air Weather Services Facility water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System Sagamore Hill Air Weather Services Facility

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Ductile iron pipe	6	2,350	LF	1992
Cast iron gate valve	6	3	EA	1992
Fire hydrants (4.5-in. valve size)		1	EA	1992

Notes:
Quantity estimates based on take-offs from Base utility maps.
EA = each
in. = inch
LF = linear feet

J10.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Water Distribution System Sagamore Hill Air Weather Services Facility

Qty	Item	Description	Make/Model	Remarks
No spare parts are included with the system to be privatized.				

TABLE 3
Specialized Vehicles and Tools
Water Distribution System Sagamore Hill Air Weather Services Facility

Qty	Description	Location	Maker
No specialized vehicles or tools are included with the system to be privatized.			

J10.2.3 Water Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Water Distribution System Sagamore Hill Air Weather Services Facility

Qty	Item	Description	Remarks
1	Drawings	Drawing No. ERA-74-01 Installation Waterline & Latrine Drawing Sagamore Hill Department of the Air Force, Real Estate Map	

J10.3 Specific Service Requirements

The service requirements for the Sagamore Hill Air Weather Services Facility water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Sagamore Hill Air Weather Services Facility water distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- The Contractor shall enter into a Memorandum of Understanding with the Hanscom AFB Fire Department for fire protection of all facilities included in the purchase of the utility. The MOU shall be completed during the transition period and a copy provided to the Contracting officer.
- The Contractor shall abide by Hanscom AFB fire protection and detection requirements. The utility system purchased by the Contractor may include facilities. These facilities may or may not include fire protection and detection systems. Where required by federal, state or local regulations, the Contractor shall maintain the fire protection and detection system for all facilities owned and operated by the Contractor. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.
- The Contractor shall coordinate any change to the water distribution system that may affect fire protection with the Base Fire

J10.4 Current Service Arrangement

The Town of Hamilton supplies potable water to the Sagamore Hill Air Weather Services Facility. No major projects are expected regarding a change in total square footage or staff for this facility.

J10.5 Secondary Metering

J10.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J10.6 below.

TABLE 5
Existing Secondary Meters
Water Distribution System Sagamore Hill Air Weather Services Facility

Meter Location	Meter Description (Type)
There are no existing secondary meters with the system being privatized.	

J10.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J10.6 below.

TABLE 6
New Secondary Meters
Water Distribution System Sagamore Hill Air Weather Services Facility

Meter Location	Meter Description
There are no required secondary meters with the system to be privatized.	

J10.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: 66MSG/CEG
Address: 120 Grenier Street
Hanscom AFB, MA 01731-1910

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name: 66MSG/CEG
Address: 120 Grenier Street
 Hanscom AFB, MA 01731-1910

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name: 66MSG/CEG
Address: 120 Grenier Street
 Hanscom AFB, MA 01731-1910

J10.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

- There are no water conservation projects with the system to be privatized.

J10.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Sagamore Hill Air Weather Services Facility boundaries.

J10.9 Off-Installation Sites

No off-installation sites are included in the sale of the Sagamore Hill Air Weather Services Facility water distribution system.

J10.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
 Service Connections and Disconnections
Water Distribution System Sagamore Hill Air Weather Services Facility

Location	Description
There are no specific transition requirements with the system to be privatized.	

J10.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Sagamore Hill Air Weather Services Facility water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through [Schedule L-3](#). Renewal and Replacement projects will be recovered through [Sub-CLIN AC](#).

TABLE 8

System Deficiencies

Water Distribution System Sagamore Hill Air Weather Services Facility

Project Location	Project Description
There are no government recognized system deficiencies with the system to be privatized.	